

NINTH ANNUAL REPORT  
TO THE COUNCIL  
OF  
THE DISTRICT OF COLUMBIA  
ON D.C. LAW 2-144

BY  
THE DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS  
BUILDING AND LAND REGULATION ADMINISTRATION  
HISTORIC PRESERVATION DIVISION  
MARCH 1988

## SUMMARY OF ACCOMPLISHMENTS

March, 1987 - March, 1988

The Historic Preservation Division of the Department of Consumer and Regulatory Affairs continued progress in developing an active preservation program through survey, planning, and educational outreach programs. These efforts were accomplished through programs administered by the Division staff, as well as through the sub-grant program. Sub-grants are available on a competitive basis to community groups for conducting neighborhood surveys and implementing educational programs about local history in the District of Columbia. These activities are carried out in accordance with the guidelines established in the D.C. Comprehensive Plan, Preservation and Historic Features Element. This document provides the major policies, principles and goals for the city's historic preservation activities. The role of the Historic Preservation Division as staff to the State Historic Preservation Officer and the Historic Preservation Review Board, is to expand and refine the principles expressed in the Comprehensive Plan and to develop a framework for providing information and guidance to public and private preservation efforts.

Completed projects included two community-based comprehensive surveys, two building-type surveys, and development of a public education curriculum. The building-type surveys were both phase II completions of work begun in the previous year. One of these was a survey of public school buildings in the District of Columbia between 1864-1930 and the second was a survey of apartment buildings in the District through 1945. Both of these surveys originated through the need to effectively meet certain program requirements. The public school survey documented a unique resource which is being increasingly under used and lost to new development because of rising land values. Within the next year, a high-quality publication will be prepared which documents many of the historic school buildings in the District of Columbia. The survey has also provided the basis for a multi-property nomination to the National Register of Historic Places, and will be useful in the future in assisting D.C. Public Schools in meeting their obligations under historic preservation statutes should any demolition or alteration proposals be advanced for surveyed structures.

The apartment building survey originated as an attempt to bring order to the process by which apartment building rehabilitation projects were being certified to qualify for historic preservation tax credits. Determinations of eligibility were being made both by the Historic Preservation Division and the National Park Service without sufficient criteria for making these determinations. The phase I reconnaissance survey of approximately 4,000 buildings served as a planning tool for the

more substantive phase II work. An historic context for the building type was developed, criteria were established for evaluating the significance of apartment buildings and a computer program for organizing the vast quantities of inventory data was developed. During phase II, all identified buildings were evaluated using the criteria developed in phase I, a narrative history of the development of apartment buildings in the District of Columbia was prepared, nomination forms for eleven buildings were prepared, and a number of public information meetings and publications were prepared. This survey information is now in daily use in the Historic Preservation Division in review and compliance and survey as well as tax applications.

The community-based comprehensive surveys were carried out in the Deanwood and Brookland neighborhoods of Ward 7. The Deanwood survey is of particular interest since it was initiated by a strongly organized community group and will serve as a model for continuing survey in areas of the city which have not previously been surveyed. The Brookland survey included an intensive archaeological component.

Public archaeological excavations were conducted at Brooks Mansion, a National Register property in Ward 5. The project was enthusiastically attended by large groups of school children. This survey data is also used on a day-to-day basis in the Division, particularly in review and compliance situations.

A second phase of the Deanwood survey expanded the work into the adjacent Burrville-Eastland Gardens areas. Evaluation of the earlier study demonstrated that an expansion would be necessary to adequately develop an historic context and criteria for evaluation and to make recommendations concerning National Register eligibility. The basic approach to intensive comprehensive survey developed in Deanwood is now being followed as well in the Columbia Heights/Cardozo, Sheridan-Kalorama, Woodley Park, and the Congress Heights neighborhood surveys. All of these surveys are being conducted through strong community organizations. The data is being entered into the computer program developed during the apartment building survey as a test of the adaptability of this program for general survey in the District of Columbia. Division staff are sharing the methodology and expertise with new subgrantees so that all of the ongoing survey will be as cohesive as possible.

One thematic survey, D. C. Blacks in the Arts, is being conducted in the Shaw Urban Renewal Area. This survey is being coordinated with and assisted by the Office of Business and Economic Development and the Department of Housing and Community Development. It will explore the history of the Shaw area as a unique and nationally important center of Black creative activity, using the survey techniques developed in the earlier subgrant surveys.

Projections for March, 1988 - March, 1989

Program goals for 1988-89 continue to focus on implementation of the D.C. Comprehensive Plan, Preservation and Historic Features Element. Building on the work of the past three years, the plans for FY 1988 include the following objectives:

1. Develop fully one additional historic context.
2. Design and initiate a strategy for comprehensive survey of historic structures in the District of Columbia, which will lead to the eventual goal of completion of the structural inventory.
3. Expand services and assistance to public agencies and private citizens through improved procedures and guidance.
4. Develop a public education and outreach program with written informational materials, public lectures and exhibits.

Several projects initiated in 1987-88 are planned for completion in 1988-89, as well as projects to begin in 1988-89, contribute toward these goals, as follows:

To complete a historic context on apartment buildings: This context is a result of a two-phase subgrant which focused on the survey and evaluation of apartment buildings in the District of Columbia. In order to bring public comment into the process, a workshop will be held with the Advisory Neighborhood Commissions throughout the District. The workshop will be directed toward introducing the various communities to the planning process, and then involving them in the development of preservation strategies for apartment buildings.

To continue with comprehensive surveys to identify the historic resources in the District of Columbia: Toward this end, surveys of the H Street, N.E. corridor, the 16th Street, N.W. corridor and a continuation of the Columbia Heights/Cardozo subgrant will be part of the 1988-89 program.

The H Street, N.E. survey will include properties fronting on the H Street corridor between 2nd and 15th Streets, N.E. This project will include research, investigation and identification of architectural, cultural and archaeological resources of historic significance of the H Street Commercial corridor through the World War II era.

The Columbia Heights/Cardozo survey will document architectural, archaeological and cultural resources of historical significance through World War II. This survey will serve as a planning tool for future preservation activities which the community may seek to initiate.

Survey will continue along the 16th Street, N.W. corridor (lower 16th street is-an historic district). This survey will identify architectural and cultural resources along 16th Street, N.W. to the Maryland border. This survey will also include a historic evaluation and identification of archaeological resources which may exist in the area.

A historic landscapes survey is proposed which focuses on developing a methodology for the survey of historic landscapes in urban areas. This study will consider elements such as overall geological landform in relation to significant physical planning activities. The grading of and planting in streets, parks and other Federal and District public works projects will be addressed, as well as natural features, open space qualities and other landscape features. Guidelines will be developed for the use of archaeological investigation in the survey of urban historic landscapes.

The Historic Preservation Division has been developing an archaeological public outreach program. This includes lectures given to students in public schools, and a variety of exhibits at D. C. Public Libraries, Schools, and other public facilities. Staff has also been writing articles on archaeological projects for CityLife Magazine.

An additional survey is proposed to provide a reconnaissance level architectural, historical and archaeological survey of the far northeastern quadrant of the District of Columbia, specifically those areas east of the Anacostia River. These preliminary survey efforts will identify those areas of the quadrant where more intensive surveys should take place, and will guide the Division staff in directing future community-based survey efforts.

A survey is proposed to identify the surviving boundary stones which mark the border between the District of Columbia and the State of Maryland. These stones, erected at the time of the formation of the federal district, are threatened with vandalism, removal, and neglect. The proposed survey will locate the remaining stones and will propose conservation/treatment strategies for each individual stone based on its specific needs. This grant will be coordinated with the Maryland Historical Trust.

## LANDMARK HEARINGS AND DESIGNATIONS

### Number of Historic Landmarks and Historic District Hearings and Designations

- (a) Historic District and Historic Landmark designation hearings:

Total                    8 hearings

- (b) Historic District and Historic Landmark designations:

Total                    14 designations

- (c) Historic District and Historic Landmark designations denied:

Total                    0 denials

LANDMARK ACTIVITY

MARCH, 1987 THROUGH MARCH, 1988

Landmarked Nominations:

The True Reformer Building  
The Langston Terrace Dwellings  
Lisner Auditorium, G.W. University  
Alumni House, G.W. University  
Woodhull House, G.W. University  
Hattie Strong Residence Hall, G.W. University  
The President's Offices, G.W. University  
Corcoran House, G.W. University  
Stockton Hall, G.W. University  
Park Tower Apartments  
Garfinckel's Department Store (downtown)  
The Lothrop Mansion  
Pre-Historic Archeological Site, Reservation 13

Rejected Nominations: (none)

CERTIFIED REHABILITATION (TAX ACT) PROJECT REVIEW  
March 1, 1987 - February 29, 1988

NUMBER OF CERTIFICATIONS PROCESSED:

Part 1: 22  
Part 2: 28  
Part 3: 27

Total: 77

ADDRESSES OF CERTIFICATIONS PROCESSED:

Individual Landmarks (including Preliminary determinations)

Manhattan Laundry, 1326-46 Florida Avenue, N.W., part 2  
Plymouth Apartments, 1236 11th Street, N.W., part 3  
Riggs National Bank, 1503 Pennsylvania Avenue, N.W., parts 2 and 3  
Washington Hotel, 15th & Pennsylvania Avenue, N.W., part 2  
Willard Hotel, 1401 Pennsylvania Avenue, N.W., part 3

Capitol Hill Historic District

523 3rd Street, N.E., part 3  
208 4th Street, S.E., parts 1 and 2  
331 8th Street, N.E., part 3  
735 8th Street, S.E., part 1  
228 10th Street, S.E., parts 1, 2, and 3  
420 10th Street, S.E., parts 1 and 2  
217 11th Street, S.E., parts 1, 2, and 3  
219 11th Street, S.E., parts 1, 2, and 3  
234 11th Street, N.E., part 1  
303 rear 12th Street, S.E., part 2  
709 12th Street, S.E., parts 1, 2, and 3  
407 E Street, N.E., part 3  
645-647 rear Constitution Avenue, N.E., part 2  
1005 East Capitol Street, S.E., parts 1, 2, and 3  
815 Independence Avenue, S.E., part 1  
316 Maryland Avenue, N.E., part 2  
336 Maryland Avenue, N.E., parts 2 and 3  
1325 Massachusetts Avenue, N.E., parts 1, 2, and 3

DuPont Circle Historic District

1724 17th Street, N.W., part 2 amendments (2)  
1809 18th Street, N.W., part 3  
1811 18th Street, N.W., part 3  
1215 19th Street, N.W., part 3  
2115 N Street, N.W., part 3  
1759 R Street, N.W., part 3  
2030 R Street, N.W., part 3  
1623 S Street, N.W., part 3  
1808 New Hampshire Avenue, N.W., part 1  
1730 New Hampshire Avenue, N.W., part 2 amendment

### Georgetown Historic District

1625 34th Street, N.W., part 1  
1627 34th Street, N.W., part 1

### Logan Circle Historic District

9 Logan Circle, N.W., parts 1, 2, and 3  
1326 Vermont Avenue, N.W., part 3

### Mount Pleasant Historic District

3302 19th Street, N.W., parts 1, 2, and 3

### Sixteenth Street Historic District

The Chastleton, 1501 16th Street, N.W., part 2  
1627 16th Street, N.W., part 2 amendment  
1842 16th Street, N.W., part 2 amendment  
1846 16th Street, N.W., part 1  
1919 16th Street, N.W., parts 1, 2, and 3  
2008 16th Street, N.W., parts 1 and 2  
2026 16th Street, N.W., part 3

### Strivers' Section Historic District

1907 17th Street, N.W., part 3  
1918 18th Street, N.W., part 2 amendment  
1707 T Street, N.W., part 1, 2, and 3  
1758 T Street, N.W., part 1 and 2  
1738 V Street, N.W., part 1

NINTH ANNUAL REPORT OF PERMIT ACTIONS

Pursuant to D.C. Law 2-144

March 1, 1987 to February 28, 1988

I. Total number of permit applications received: 913

A. Individual Landmarks

1. alterations:	8	
2. demolitions:	2	
3. new construction:	0	
4. subdivisions:	0	
5. concept design review:	2	Total: 12

B. Anacostia Historic District

1. alterations:	3	
2. demolitions:	0	
3. new construction:	4	
4. subdivisions:	0	
5. concept design review:	2	Total: 9

c. Capitol Hill Historic District

1. alterations:	184	
2. demolitions:	20	
3. new construction:	4	
4. subdivisions:	0	
5. concept design review:	60	Total: 268

D. Cleveland Park Historic District

1. alterations:	48	
2. demolitions:	1	
3. new construction:	1	
4. subdivisions:	0	
5. concept design review:	11	Total: 61

E. Downtown Historic District

1. alterations:	19	
2. demolitions:	3	
3. new construction:	2	
4. subdivisions:	0	
5. concept design review:	5	Total: 29

F. DuPont Circle Historic District

1. alterations:	88	
2. demolitions:	5	
3. new construction:	0	
4. subdivisions:	0	
5. concept design review:	13	Total: 106

G. Fifteenth Street Historic District

1. alterations:	5	
2. demolitions:	0	
3. new construction:	0	
4. subdivisions:	0	
5. concept design review:	1	Total: 6

H. Foggy Bottom Historic District

1. alterations:	4	
2. demolitions:	0	
3. new construction:	0	
4. subdivisions:	0	
5. concept design review:	0	Total: 4

I. Georgetown Historic District

1. alterations:	229	
2. demolitions:	9	
3. new construction:	13	
4. subdivisions:	0	
5. concept design review:	38	Total: 289

J. Kalorama Triangle Historic District

1. alterations:	17	
2. demolitions:	0	
3. new construction:	0	
4. subdivisions:	0	
5. concept design review:	0	Total: 17

K. LeDroit Park Historic District

1. alterations:	2	
2. demolitions:	1	
3. new construction:	0	
4. subdivisions:	0	
5. concept design review:	2	Total: 5

L. Logan Circle Historic District

1. alterations:	0	
2. demolitions:	1	
3. new construction:	0	
4. subdivisions:	0	
5. concept design review:	2	Total: 3

M. Massachusetts Avenue Historic District

1. alterations:	3	
2. demolitions:	1	
3. new construction:	0	
4. subdivisions:	0	
5. concept design review:	2	Total: 6

N. Mount Pleasant Historic District

1. alterations:	11	
2. demolitions:	0	
3. new construction:	0	
4. subdivisions:	0	
5. concept design review:	1	Total: 12

O. Pennsylvania Avenue Historic District

1. alterations:	7	
2. demolitions:	0	
3. new construction:	2	
4. subdivisions:	0	
5. concept design review:	5	Total: 14

P. Sixteenth Street Historic District

1. alterations:	9	
2. demolitions:	0	
3. new construction:	0	
4. subdivisions:	0	
5. concept design review:	0	Total: 9

Q. Strivers' Section Historic District

1. alterations:	12	
2. demolitions:	0	
3. new construction:	2	
4. subdivisions:	0	
5. concept design review:	4	Total: 18

R. Takoma Park Historic District

- |                           |   |           |
|---------------------------|---|-----------|
| 1. alterations:           | 6 |           |
| 2. demolitions:           | 1 |           |
| 3. new construction:      | 2 |           |
| 4. subdivisions:          | 0 |           |
| 5. concept design review: | 1 | Total: 10 |

S. Miscellaneous Permits (all types - all districts), e.g., street closings, petitions for emergency review, waivers of parking and off-street loading requirements

Total: 35

II. Permits Reviewed in Mayor's Agent Hearing:

A. Woodward Building, 1426 H Street, N.W.

1. Nature of requested alterations: Demolition
2. Reason for hearing: Denial recommended by Historic Preservation Review Board
3. Was economic hardship claimed? No
4. Resolution of issue: Issue permit as necessary in the public interest in order to construct a project of special merit

B. 131 E Street, S.E.

1. Nature of requested alterations: Installation of aluminum siding
2. Reason for hearing: Denial recommended by Historic Preservation Review Board
3. Was economic hardship claimed? Yes
4. Resolution of issue: Decision pending

C. Duke Ellington Bridge, Calvert Street, N.W.

1. Nature of requested alterations: Installation of safety barriers
2. Reason for hearing: Denial recommended by Historic Preservation Review Board
3. Was economic hardship claimed? No
4. Resolution of issue: Permit issued as necessary in the public interest in order to allow construction of a project of special merit

D. 643 Lexington Place, N.E.

1. Nature of requested alterations: Installation of metal porch railing
2. Reason for hearing: Denial recommended by Historic Preservation Review Board

3. Was economic hardship claimed? Yes
4. Resolution of issue: Decision pending

E. 3414 Prospect Street, N.W.

1. Nature of requested alterations: Construction of balcony on rear of dwelling
2. Reason for hearing: Denial recommended by Commission of Fine Arts
3. Was economic hardship claimed? No
4. Resolution of issue: Decision pending

III. Decisions Issued by Mayor's Agent on Cases Heard in Previous Year

A. 1717-23 Rhode Island Avenue, N.W. (St. Matthew's Cathedral)

1. Nature of requested alteration: Partial demolition with retention of front rooms
2. Reason for hearing: Required for all demolitions of contributing buildings in historic districts; approval recommended by Historic Preservation Review Board
3. Was economic hardship claimed? No
4. Resolution of issue: Issue permits as consistent with the purposes of the Act and necessary in the public interest in order to allow construction of a project of special merit

B. 1315 K Street, N.W.

1. Nature of requested alteration: Demolition with salvage and reconstruction of facade
2. Reason for hearing: Required for all demolitions of individually designated landmarks; approval recommended by Historic Preservation Review Board
3. Was economic hardship claimed? No
4. Resolution of issue: Issue permit as consistent with the purposes of the Act

c. 518 C Street, N.E.

1. Nature of requested alteration: Demolition
2. Reason for hearing: Required for all demolitions of contributing buildings in historic districts; approval recommended by Historic Preservation Review Board
3. Was economic hardship claimed? No
4. Resolution of issue: Issue permit as consistent with the purposes of the Act, provided photographic documentation of the structure is completed and an archaeological investigation of the site is conducted